Florida Traditional Frame Architecture

The Griffin Corridor Architectural Design Manual

Town of Davie
June 2001

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Introduction

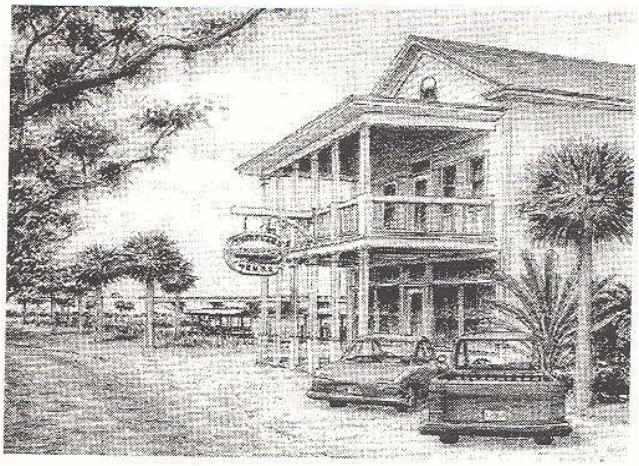
The Griffin Road Corridor District was created by the Town of Davie Town Council in response to the recent Griffin Road widening project.

The Griffin Road corridor is the major east/west traffic artery through the Town of Davie, Florida. This road has recently undergone a drastic transformation, as it was changed from a two-lane road to a six-lane, high-speed thoroughfare. In response, in 1998 the Town commissioned the Griffin Road Corridor Study. This Study examined development conditions and future planning work needed for this corridor. One of the tasks defined by the Town planning staff was the creation of a common architectural style for the Griffin Road corridor.

The end result was Ordinance 2000-007, adopted by Town Council to address site design, landscaping, uses, and other land development regulations. The goals as stated in the Ordinance are further elaborated in this Design Manual. The Design Manual provides specific requirements above traditional development code (zoning code) requirements to ensure that new development adheres both spatially and architecturally to the intent of the district.

The Griffin Corridor District is intended to promote traditional, pedestrian friendly development allowing compatible mixed-uses to co-exist and enrich the existing 'Downtown' along Davie Road.

Creating a pedestrian friendly environment involved incorporating several additional design elements into the traditional site design process. These are: building placement; protection from the elements (sun, rain, and wind), cohesive paint colors, cohesive architectural styles, building materials, and a master landscape plan.



The Process

At the direction of Town Council, consultants specializing in traditional town planning, were hired to assist Staff in developing comprehensive corridor guidelines. Two public workshops soliciting input from the community were held. At the first public meeting, many different architectural styles were presented and then discussed by the public, consultants and Town Staff. The alternative styles were narrowed down to two: Florida Traditional Frame and Florida Masonry Vernacular.

During the public sessions and the corresponding follow-up research, it was determined that the citizens preferred to have the architectural style of Florida Traditional Frame as a unifying element for the area. According to participants at the last workshop, the Florida Traditional Frame style was selected because:

1. The style evolved from the conditions of the South Florida climate and local materials, thus making it a natural fit for this region.

Introduction

2. The use of materials and general form is similar in many ways to the Town's established Western Theme, although a much wider range of architectural expression will be allowed under Florida Traditional Frame.

3. The emotions elicited by the style are supportive of "country" lifestyle many people in Davie find desirable.

4. It is a style that can be adapted to either the masonry bearing wall structural systems prevalent in the region today or to the load-bearing frame construction once common (giving rise to the name).

5. Even though the ideal exterior surfacing material would be wood siding, stucco could also be used in certain instances where economic and/or fire rating would dictate.

The **characteristics** of this style are primarily:

Front porches and covered walks
Wood columns and posts
Wood siding, windows, & doors
Metal roofs, pitched
Overhangs with exposed rafters

Although these are the simplistic characteristics, a more thorough outline of building elements and architectural features follows in this booklet.

Florida Traditional Frame architecture can be seen in photographs of Florida's settlement by pioneers and entrepreneurs. "Cracker houses," many historic Key West buildings, and the first buildings and hotels developed by Henry Flagler are just some of the examples of this vernacular architecture. It has evolved and is still used today statewide.

Since this style of building construction evolved naturally with the local climate and regional materials, it could also have some inherent economies for the building industry. Building cost comparisons is an area of special concern related to this topic.

It is complicated to compare cost between contractors and builders for the same building system, much less on different systems. Each contractor has building systems, tradesmen, subcontractors and materials with which they prefer to work. For one builder a particulate system, wood frame or masonry block, might be the most economical, while for another it might be more costly. Since the basic structural wall system and exterior facing material can be either wood or masonry, there should be no unbearable difference between this and other architectural styles.

The following pages establish the architectural standards to be used by future designers to meet the Florida Traditional Frame Style.

Traditional Frame Architecture

History

The stylistic characteristics from which the design of new buildings are derived, are to be based on vernacular architecture of Florida during the period of 1880-1930 and as described in this booklet.

The roots of Florida Traditional Frame Architecture comes from a combination of New England, through adaptations of the Greek Revival style, and Caribbean, through sensitivity to the climate of tropical South Florida. These traditional frame structures were built between 1830 and 1930. This style addresses the tropical climate and also works toward defining public spaces, creating a relationship to the street at a human scale and clearly establishing an identity for newly development neighborhoods and districts.

From the Greek Revival style comes well-proportioned buildings with double-hung windows, columns and pediments. The Greek Revival style incorporates adaptations from the Greek Temple facade and classical features such as pediments, gables, proportional facades, pilasters, and cornices. From the Caribbean comes overhanging eaves that cover extended porches, sloping gutters to funnel rainwater and louvered shutters which allow breezes to circulate.

Detailed Characteristics

Siding

Wood siding is the predominate exterior sheathing material. Clapboard with cornerboards are the most common siding, with board and batten siding less frequently used. Novelty siding is found on newer structures. Siding designed to replicate wood, such as concrete-based siding (hardi-plank), masonite, or high quality vinyl may be used as an ecologically sound alternative to wood.

Roofs

Most structures have peaked roofs, which are predominately gable, although some hip roof structures exist. Tin shingles are a common material after 1880 due to their resistance to fires. They are the roofing material of most houses of this time period. Dormers are another appropriate feature of this architectural style. Small dormer windows are always narrow, gable peaked projections. Roof platforms, or widow walks, appeared on some residential structures.

Windows

The most traditional window type is the double-hung sash window with six lites in each sash (6/6) and generally measures 6' x 3'6". Windows with two lites per sash occurred late in the time period and are less frequent. Shutters with movable louvers are common to nearly every residential structure and they are most often side-hung. Some shutters, known as "Bahama Shutters" are top hinged.

Porches, Verandas and Galleries

These architectural features are a consistent feature of Florida Traditional architecture. Porches are either incised or attached. Incised porches are created by cutting into the main structure or by extending the roof on the gable.

Classical porch columns are generally square posts, often chamfered or beveled on the edges. Simple wood moldings give the column a classical appearance. The posts generally have no base and sit on the porch deck. In some cases, the columns have turned posts with chamfered elements near the top and the base.

Traditional Frame Architecture

Commercial Structures

As stated previously, wood siding is the predominate building material used on most residential structures. Commercial structures utilized wood and masonry construction materials. Masonry vernacular buildings were simple, utilitarian and builder inspired. Such structures were erected in the 1910s and 1920s. Rusticated concrete block was molded to simulate cut stone.

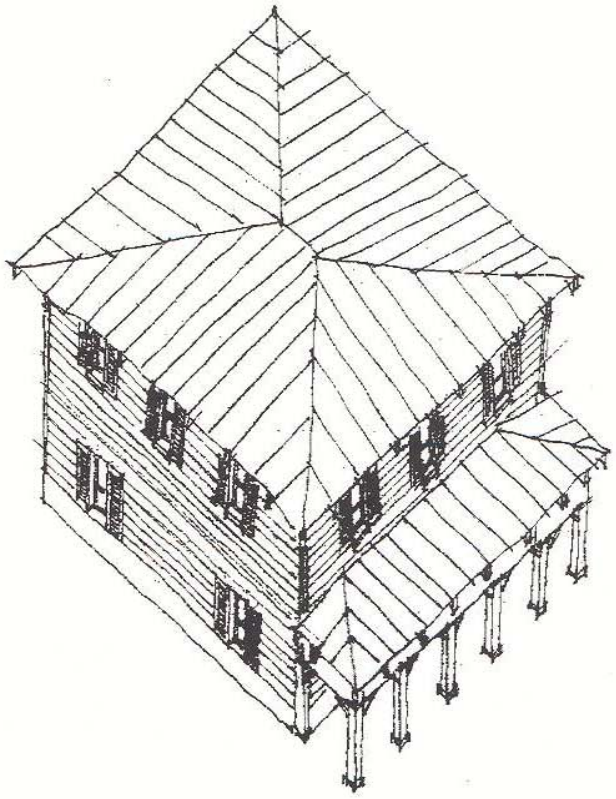
The success of the district depends upon the successful integration of both architecture types. The following requirements assist in ensuring that commercial buildings located within the corridor meet both the intent and letter of these guidelines as well as the Griffin Corridor Ordinance.

Architectural Styles

There are two main architectural styles represented in non-residential structures:

- A false front structure, typical of the Davie Western Theme Architecture. These buildings have a stepped facade which hides the gable roof and often has bracketed cornice or coping along the parapet wall above the roof

- The Temple form building, as described earlier, with display windows on each side of a central doorway was used.



Goals & General Requirements

A primary goal of the Architecture Standards is to establish authenticity and traditional character. The Guidelines encourage construction which is straightforward and functional, and which draws its ornament and variety from the traditional assembly of genuine materials.

The goals of the Griffin Road Corridor include bringing buildings up to the roadway to ensure proper proportioning to enclose the corridor and provide a sense of place. The buildings and visual landscape are to be accentuated rather than parking facilities. Pedestrian conveniences and public amenities are the main focus of design, rather than vehicular movement.

General Requirements

The following shall be located in rear yards or side yards not facing streets:

* Window and Wall Air Conditioners;
* Electrical Utility Meters;
* Air Conditioning Compressors; and
* Irrigation, pool pumps, back-flow preventers

The following shall be located in the rear yards only:

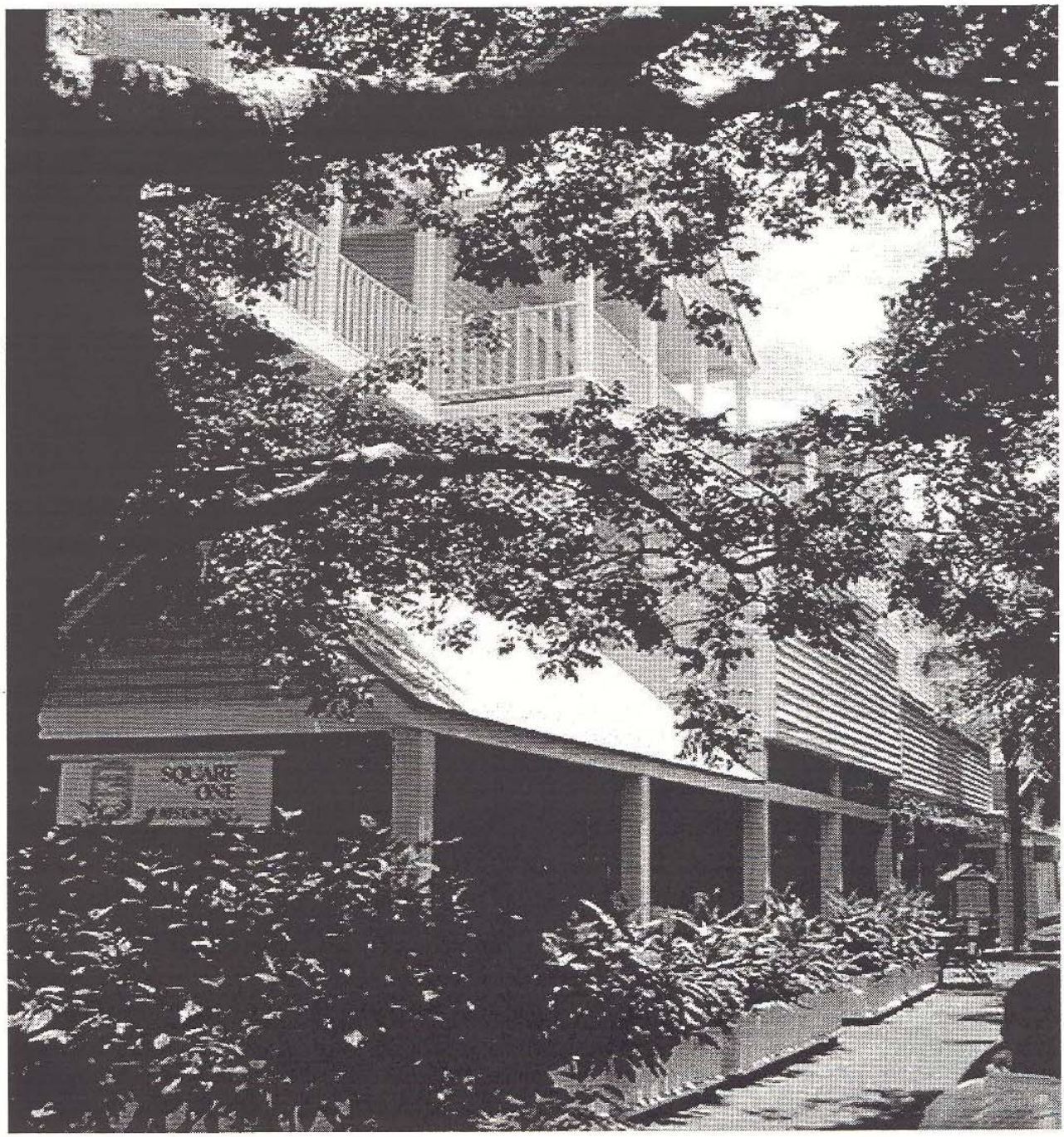
* Antennas;
* Permanent Barbecues.

The following are prohibited:

* Undersized shutters (the shutter or shutters must be sized so as to equal the width that would be required to cover the window opening.);
* Plastic or inoperable shutters;
* Clotheslines;
* Outdoor vending machines;
* Clothes Drying Yards;
* Reflective and/or bronze-tint glass;
* Plastic or PVC roof tiles;
* Backlit awnings;
* Glossy-finish awnings; and
* Fences made of chain link.

Projecting Elements

Within the Griffin Corridor Ordinance a minimum of one (1) of the following projecting elements shall be required per roadway frontage. Residential uses located on a first floor shall have a floor elevation higher then the sidewalk. The use of stoops and/or front porches are the most compatible with residential only structures.



Projecting Elements

Awnings & Marquees

Awnings and marquees are generally the more modest solution for providing protection from the sun and rain. Fabric awnings should be made from canvas, and should be open at their sides. They should be as continuous as possible along the ground floor storefront, but can be interrupted by architectural elements such as pilasters. Marquees and fixed awnings can be constructed out of wood, metal, or both; these can be supported by steel cables from above or wood brackets from below. Historically, the canvas awning was an important design element in the traditional storefront, providing cover and added color. Awnings served as a transition between the storefront and the upper facade.

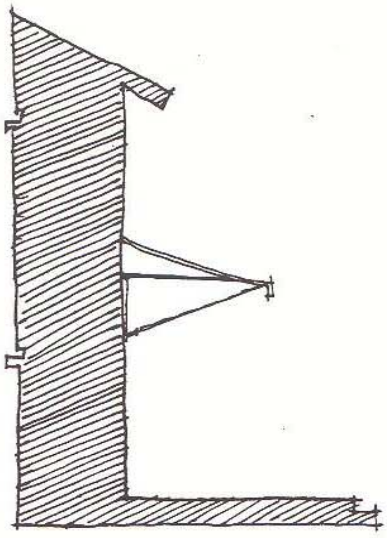
Design Standards

Depth = 5 ft minimum
Height = 10 ft minimum clear
Length = Marquee - 100% of the building front
Awning - 75% of the building front (may be the sum of individual awnings)

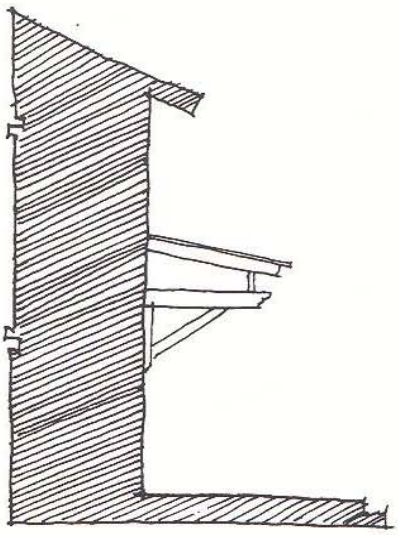
The above requirements apply to first-floor awnings and marquees. There are no minimum requirements for awnings above the first floor.

Marquees and Awnings shall occur forward of the Build-to Line, but shall not extend past a point 18 inches inside of the frontage road interior curb line. All projecting elements shall be designed at the human scale. Projecting elements shall not exceed 15' in height, as measured from the finish floor. A standard street level awning should be mounted so that the valance is 8' above the sidewalk elevation and projects out about 4' from the building.

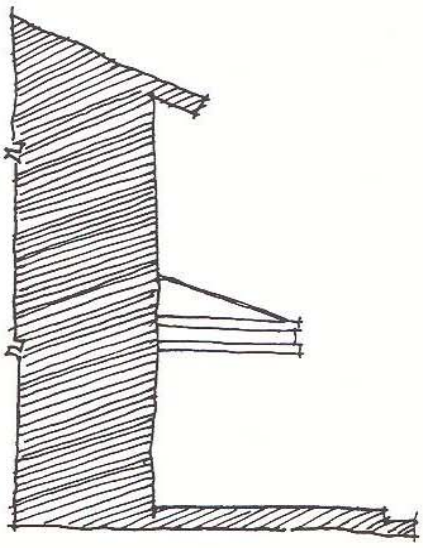
High-gloss or plasticized fabrics are prohibited. Colors shall adhere to the approved color list as stated in the Griffin Corridor Ordinance and as stated within the Design Guidelines.



Fabric Awning



Fixed Awning



Marquee

Projecting Elements

Balconies

Balconies are one way that the presence of human occupants is made obvious on the outside of the building. Properly configured, they can provide both visual rhythm on the facade and protection for windows and doors below. A second-floor balcony is acceptable alternative for awnings or colonnades, in that it provides pedestrian protection.

Design Guidelines

Depth = 6 ft min. for 2nd floor balconies

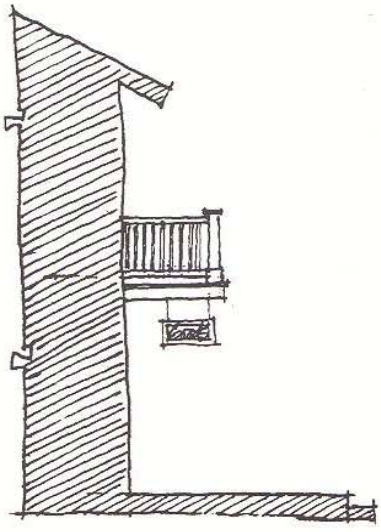
Height = 10 ft minimum clear

Length= 50% to 100% of Building Front (may be less if a corner balcony is provided, not to be less than 25% per building frontage)

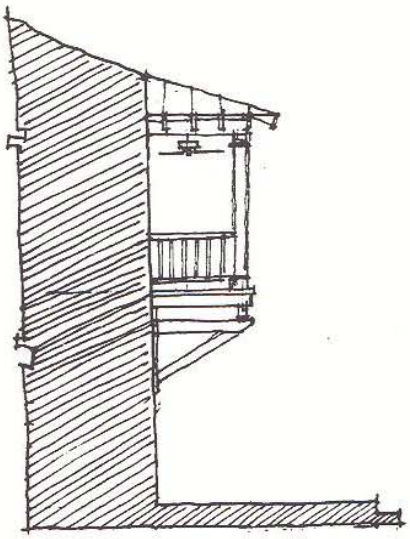
Balconies may occur forward of the Build-to Line, but shall not extend past a point 18 inches inside of the frontage road interior curb line.

Balconies may have roofs, but are required to be open, un-airconditioned parts of the buildings. Screening shall not be permitted for balconies.

On corners, balconies may wrap around the side of the building facing the side street.



Cantilevered Balcony



Covered Balcony Supported by Brackets

Projecting Elements

Colonnades

The colonnade is a time-honored architectural response to the subtropical climate and culture. Colonnades can cover the sidewalk, outdoor seating areas, and open market vending. In Florida Traditional Frame buildings, the colonnade is usually generous in height, lightweight in construction, and simple in its detailing. (To create a distinction from conventional South Florida Mediterranean Revival architecture, which also often features similar types of encroachments, the overly massive piers and arcades with masonry arches common to Mediterranean styles are discouraged in the corridor.)

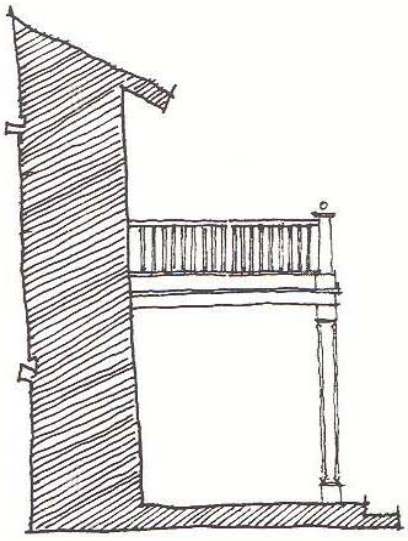
Design Guidelines

Depth = 10 ft min. from the build-to line to the inside column face
Height = 10 ft minimum clear
Length = 75-100% of Building Front

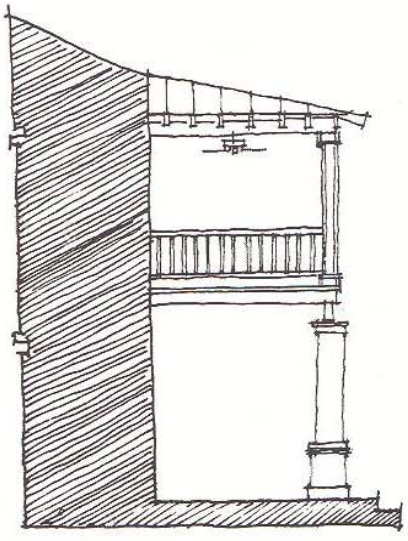
Open multi-story verandas, balconies, and enclosed useable space shall be permitted above the colonnade.

Colonnades shall only be constructed where the minimum depth can be obtained. Colonnades shall occur forward of the Build-to Line and may encroach within the area in front of the Build-to Line, but shall not extend past a point 18 inches inside of the frontage road interior curb line.

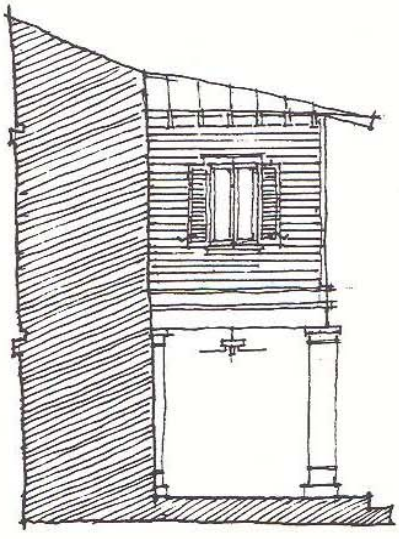
On corners, colonnades may wrap around the side of the building facing the side street.



Colonnade with Veranda Above



Colonnade with Covered Veranda



Habitable Space Above Colonnade

Projecting Elements

Front Porches

The front porch signals the formal "public" side of a building, and establishes its most important outdoor social zone. The porch creates an intermediary space, between the public realm of the street and the private realm within the building. Porches should occur within a "conversational distance" from the sidewalk; generally they should be raised, along with the interior finished floor level, several steps higher than the sidewalk.

For residential building types along the Griffin Road corridor and its environs, care should be taken to present a neighborly face to the street by way of the raised front porch or stoop. These outdoor rooms should be raised approx. 30" above the sidewalk, for privacy of the residences. Functional porches are generally about 10' deep. If a porch has a railing, the space above the railing should be vertical or square. Provide generous floor-to-floor heights and ceilings; this allows for vertically-oriented windows which serve to capture the subtropical light and breezes.

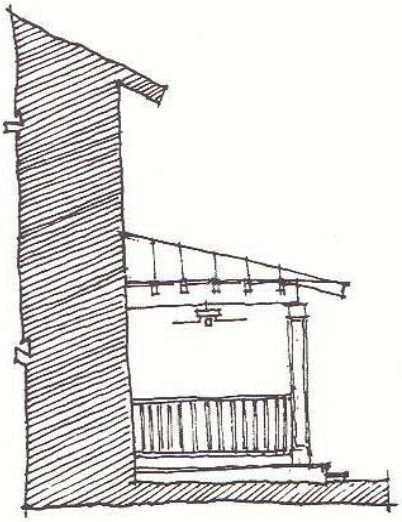
Design Guidelines

Depth = 8 ft minimum
Height: 10 ft. minimum clear
Length = 50% to 90% of Building Front with a 20' minimum length (may be sum of individual porches)

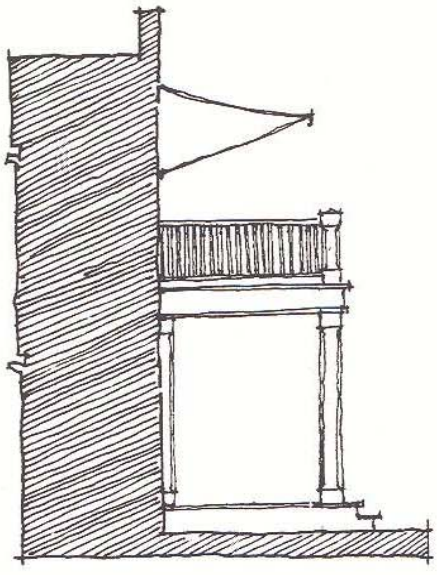
Front Porches may have multi-story verandas and/or balconies above.

Front Porches shall be built to the Build-to Line and may extend into the area in front of the Build-to Line but not into the sidewalk portion of the frontage road.

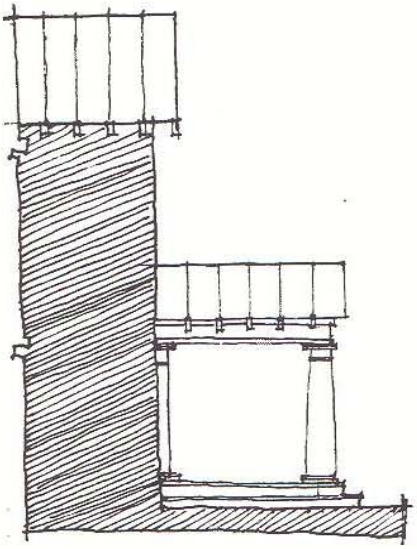
Open multi-story verandas, balconies, and enclosed useable space shall be permitted above the front porch.



Simple Porch



Porch with Veranda Above



Classic Portico

Projecting Elements

Stoops

Stoops are a substitute for front porches, and work especially well with attached housing in close proximity to the street.

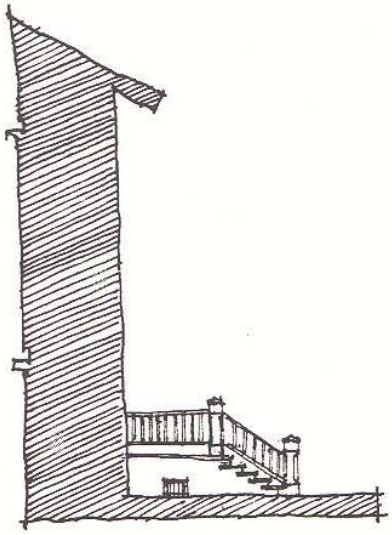
Awnings and marquees or balconies shall be required in conjunction with this projecting feature and the required minimum length shall be 20'.

Design Guidelines

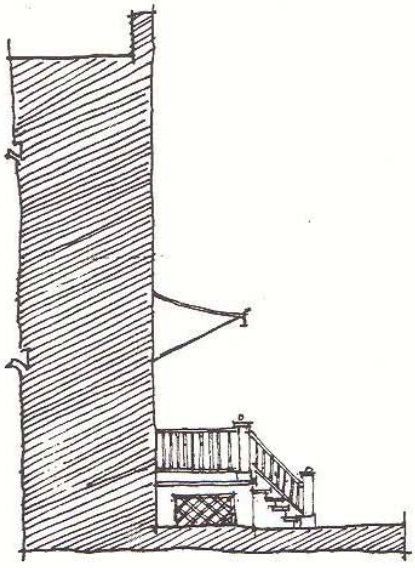
Depth = 6 ft. minimum
Length = 5 ft. minimum

Stoops shall be built to the build-to-line and may extend into the area in front of the buid-to-line but not into the sidewalk portion of the frontage road.

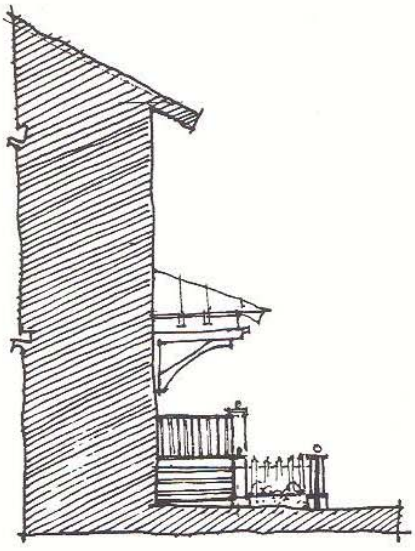
Sidewalks shall have clear access for pedestrians. Stoops shall be covered.



Stoop with Railing



Stoop & Awning



Covered Stoop & Dooryard

Building Details

A. Building Walls

Exterior walls in traditional South Florida architecture are typically constructed out of wood frame with siding or finished with stucco on masonry block. Wood siding gives buildings an inherent human scale, whereas a stucco building accentuates the form of the building and emphasizes the building's ornamentation.

Clapboard siding should have approximately 7" exposure to the weather, and should be oriented horizontally.

Where stucco is used, one can provide visual interest by differentiating the finish in a smooth or rough texture; hand-worked finishes are best.

Building Details

1. General Requirements

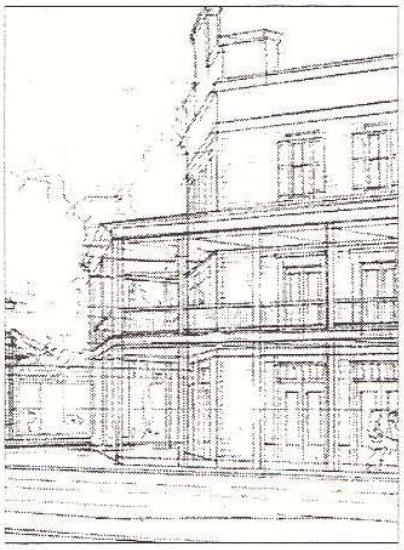
All buildings shall be viewed as four sided structures. Architectural elements are required on any side of the building that can be viewed from the street. All architectural treatments shall be carried around on all sides of the building. Required for all nonresidential buildings:

An **expression line** shall delineate the division between the first story and the second story.

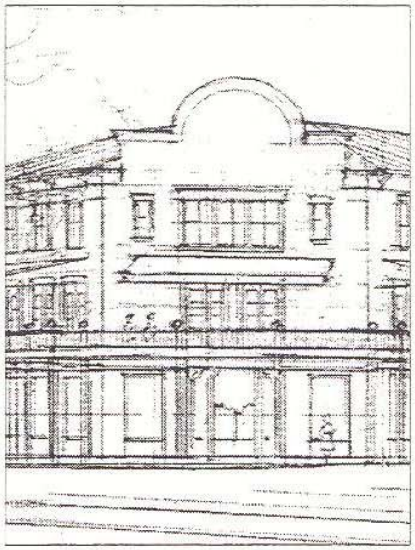
A **cornice** shall delineate the tops of facades where parapets are employed. Expression lines and cornices shall either be moldings extending a minimum of 4 inches, or jogs in the surface plane of the building wall greater than 4 inches. The expression line may be formed by the details of storefronts, porches or balconies.

2. Permitted Finish Materials

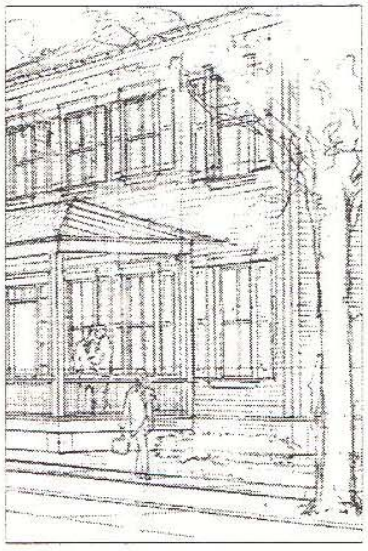
- **Wood** (termite resistant): painted white, left natural (cypress and cedar preferred), or painted / stained with colors approved by the Town Planning Staff.
- **Siding:** designed to replicate wood, such as cement type material (hardi-plank), masonite, or high quality vinyl with matching trim package.
- **Concrete masonry units with stucco (C.B.S.),** with handtooled surface
- **Reinforced concrete with stucco**



Cornice



Expression Line



Wood or "Hardie-Plank" Siding

Building Details

B. Opacity & Facades:

Storefront buildings along the Griffin Road corridor should be as transparent as possible at the ground floor for proper "visual merchandising" and natural surveillance. Generous floor-to-ceiling heights should allow for transoms above doors and storefront windows. In the upper stories, provide vertically-oriented operable windows, spaced not less than one window width from the corner.

Each floor of any building facade facing public space, such as a park, square or street, shall contain transparent windows covering from 15% to 70% of the wall area. In addition, side and rear windows, if visible to the public, shall contain a minimum of 15% transparent window covering.

Retail storefront areas only:

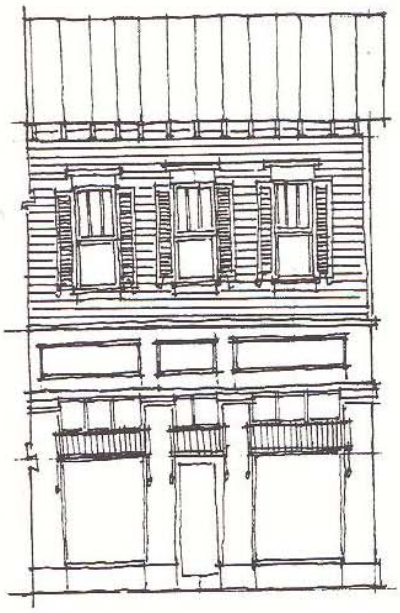
In order to provide clear views of merchandise in stores and to provide natural surveillance of exterior street spaces, the ground-floor along the building frontage shall have transparent storefront windows covering no less than 50% of the wall area.

Storefronts facing Griffin Road, parks and squares shall remain unshuttered at night and shall utilize transparent glazing material, and shall provide view of interior spaces lit from within. Doors or entrances with public access should be provided at intervals no greater than 50 feet, unless approved by the Town Planning Staff.

A front door is required adjacent to each road right-of-way.

Doors shall be architecturally appropriate, such as a four panel or six panel door. French doors or doors with a single layer light over one or two horizontal panels may be considered. Paired doors are appropriate for commercial structures or larger dwellings.

Blank walls are prohibited.



Upper Windows, Vertically Oriented with Operable Shutters

Sign Panel / Expression Line

Transom

Storefront Windows

Bulkhead

Building Details

C. Roofs, Gutters, Dormers

Metal roofs are a primary source of distinction from the tile roofs found everywhere else in the region. A built-up roof with a parapet is also acceptable, provided the parapet is continuous around the building. Dormers should be designed with square or vertically-oriented windows; their size should be restrained to the window size, plus the necessary framing, with a minimum size of 3' in width and height.

1. Permitted Roof Types:
Gabled, Hipped, Shed and Parapet.

The roof form is important and character-defining to the total architectural look of a building. Roof features such as dormers, widow's walks and chimney's further define the architectural period. Roof pitch should not be less than 5 to 12 for gable or hip roofs and 3 to 12 for shed roofs. Flat roofs are discouraged.

Barrel-vaulted and domed roofs are not permitted.

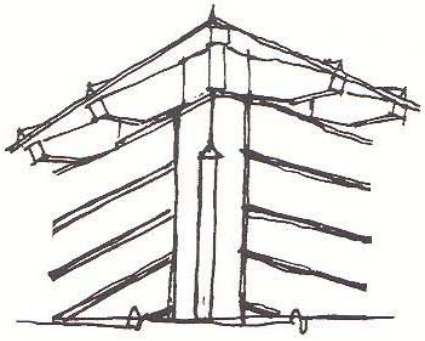
Applied mansard roofs are not permitted.

Exposed rafter ends (or tabs) at overhangs are strongly recommended.

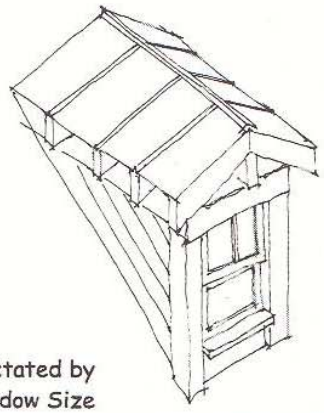
Downspouts are to match gutters in material and finish.

2. Permitted Finish Materials:
Metal: Galvanized, Aluminum, or Zinc-Alum
Shingles: Asphalt or Metal, "dimensional" type; Slate; or Cedar shake
Tile: Not permitted
Gutters: Aluminum, Copper or Galvanized Steel

3. Permitted Configurations:
Metal: Standing Seam or "Five-vee," 24" maximum spacing, panel ends exposed at overhang
Shingles: Square, Rectangular, Fishscale, Shield
Gutters: Rectangular section, Square section, or Half-round section



Metal Roof with Exposed Rafter Ends



Dormer: Size Dictated by Window Size

Building Details

D. Windows, Doors, Storefronts

These elements give simply constructed buildings their grace and human scale; they should be designed with the idea that people will interact up close with the building primarily through these components. The goal is to promote a sense of community and personal, pedestrian scale as a counterbalance to the mechanical rush of the motorway, so window frames, door hardware, and storefronts should encourage touch. Therefore these components should be detailed for comfort and tradition and should be in stark contrast to the minimalism and industrial feel of many contemporary business buildings. Shutters should be operable and sized to match the windows

1. General Requirements

Storefronts are often the focus of all commercial buildings and can be very important in defining the overall character of a community. During the late 19th and early 20th century, buildings were constructed using a consistency of scale that created a strong cohesive visual impact.

The basic storefront design elements include display windows with thin framing, a recessed entrance, a cornice or horizontal sign panel at the top of the storefront to separate it from the upper facade and low bulkheads to protect the windows and define the entrance. Use of unframed (butt-joint) glass in storefronts or any commercial structure shall be prohibited. Proportion of glass panels in a storefront shall be vertical. Emphasis shall be placed on creating tradition entrances to all storefronts - with appropriate doors within framed entry and bulkheads under the display windows. The use of bi-fold entry doors shall not be allowed in storefronts.

Rectangular window openings facing streets shall be operable and shall be oriented vertically.

The following accessories are permitted:
- Shutters (standard or Bahama types)
- Wooden Window Boxes
- Muntins and Mullions
- Fabric Awnings (no backlighting; no glossy-finish fabrics)

2. Finish Materials

Windows, Skylights, & Storefronts:
- Wood
- Aluminum
- Steel
- Vinyl Clad Wood

Doors:
- Wood or Metal

3. Permitted Configurations

Windows:
- Rectangular
- Square
- Round (18" max. outer diameter)
- Semi-circular
- Octagonal

Window Operations:
- Casement
- Single- and Double-Hung
- Industrial
- Fixed Frame (36 sq. ft. max.)

Skylights:
- Flat to the pitch of the roof

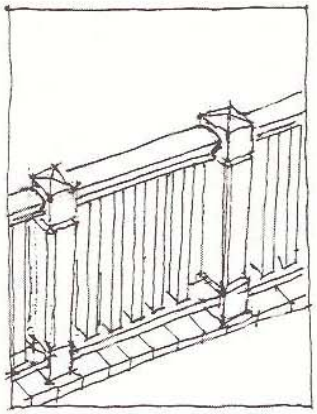
Door Operations:
- Casement
- French
- Sliding (at rear of building only)

Building Details

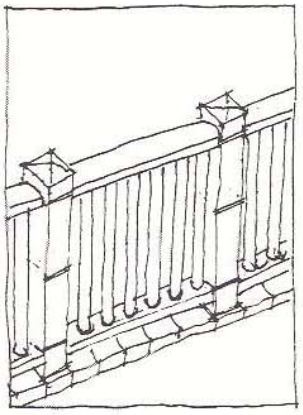
E. Columns, Piers, & Railings

1. Column and Pier Spacing:
   Columns and Piers shall be spaced no farther apart than they are tall.

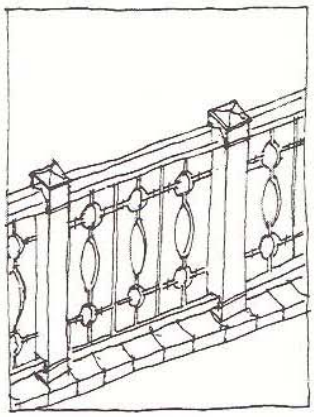
2. Permitted Finish Materials
   Columns:
   Wood (termite resistant), painted or natural
   Concrete with smooth finish
   Metal with painted finish



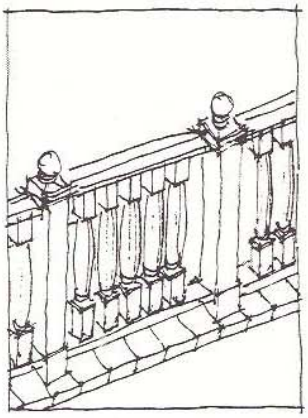
Wood Railing w/ Square Posts



Wood Railing w/ Round Posts



Wood Railing w/ Sawcuts



Railing w/ Turned Spindles

Arches: (Not permitted)
Piers: Concrete Masonry Units with Stucco (C.B.S.)
Reinforced Concrete with Stucco
Railings & Balustrades:
Wood (termite resistant), painted or natural
Metal with painted finish

3. Permitted Configurations
   Columns:
   Square, 6" min., with or without capitals and bases
   Round, 6" minimum outer diameter, with or without capitals and bases

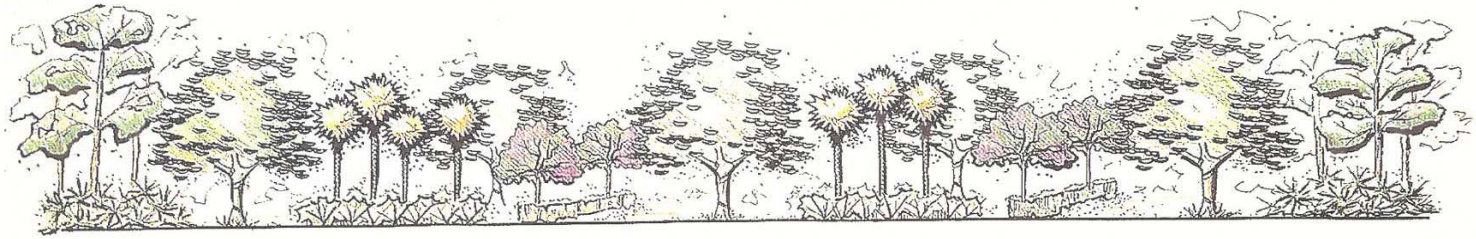
   Piers: 8" minimum dimension
   Porches:
   Railings 2-3/4" min. diameter
   Balustrades 4" min. spacing, 6" max. spacing.

The correct proportioning of a porch or colonnade is directly related to the design and positioning of its key components. While columns and piers are required for structural support, as equally important is their placement for visual harmony. Columns should be positioned such that the space between them is vertical or square, and wall openings beyond should be designed to correspond with the columns. Likewise, in a raised porch with a railing, the space above the railing should be vertical in orientation or square. Columns can be wood or masonry of adequate thickness. Wood columns can be paired to allow a colonnade that is both light and sturdy-looking. When the colonnade meets the wall of the building at its end, provide a pilaster or bracket as an end support at the building wall.

Building Details

F. Landscaping & Master Landscape Plan

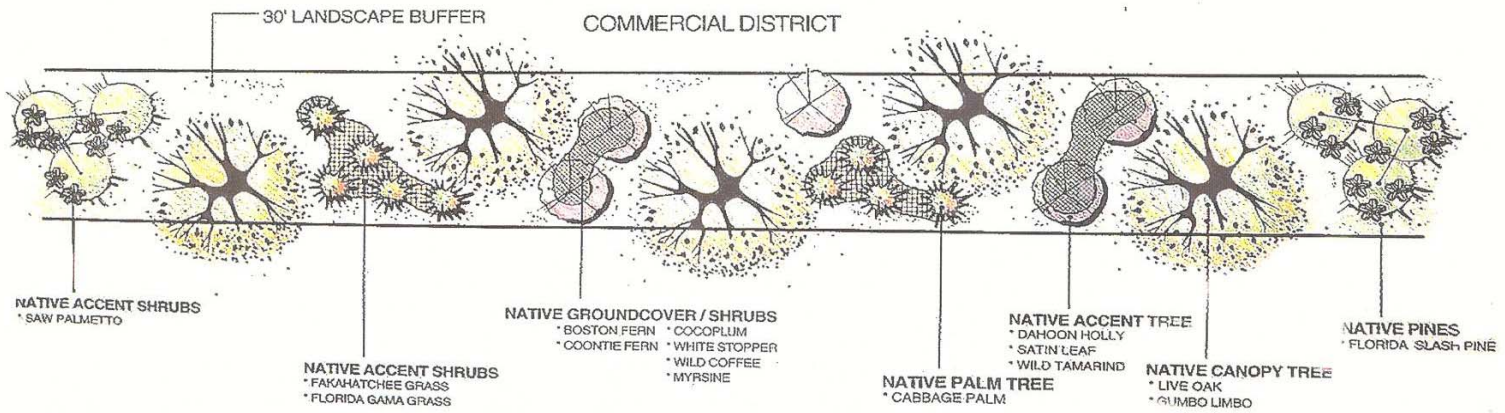
All landscaping along the front of property on Griffin Road shall be consistent. Plantings shall include native canopy trees interspersed with native accent shrubs and small trees. Such landscape material shall include Live Oak, Gumbo Limbo, Cabbage Palm, native Slash Pine, with Dahoon Holly, Satin Leaf, and Wild Tamarind as accent trees. The goal of the landscaping shall be to provide shade for pedestrians along both Griffin Road and any local access roads.



TYPICAL 250' SECTION

SCALE: 1/8" = 1'

PLANTING SCHEME BASED ON FLORIDA NATIVE HAMMOCK MATERIALS



CONCEPTUAL PLAN

Building Details

G. Garden Walls, Fences, Hedges

Although the primary means for giving spatial definition to public spaces are buildings and street trees, further definition of the public space is desirable at the pedestrian scale through low walls and fences, and at times with hedges. These are extensions of the building architecture, and in traditional Florida architecture are usually best left understated rather than ostentatious. Low walls help shield indoor spaces from the "wheel noise" of passing motorcars.

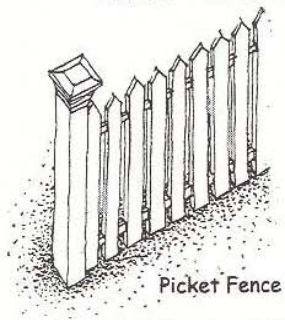
General Requirements:

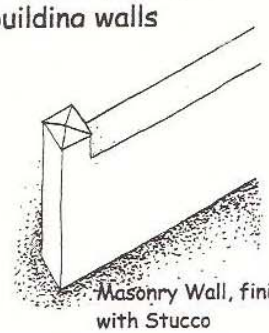
Fences, garden walls, or hedges are strongly encouraged and, if built, should be constructed along all un-built rights-of-way which abut streets and alleys as shown in the diagram below. Fences, garden walls and hedges shall be minimum 25% opaque.

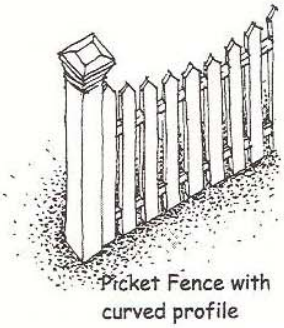
1. Height of Fences:
   Front Yard: max. height of 48 inches. Pillars and posts may extend up to 6 inches, to a height of 54 inches.
   Side and Rear Yards: max. height of 72 inches. Pillars and posts may extend up to 6 inches, to a height of 78 inches.

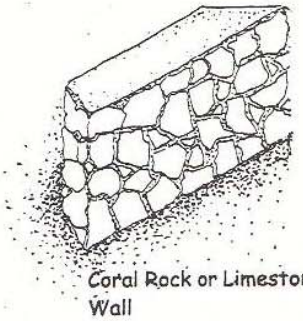
2. Permitted Finish Materials:
   Wood (termite resistant): painted white, left natural, or painted/ stained with colors as stated in the Griffin Corridor Ordinance and Design Guidelines.
   Material cast to replicate wood, such as cement type material (hardi-plank), masonite or high quality vinyl with matching trim packet.
   Concrete Masonry Units with Stucco (C.B.S.)
   Reinforced Concrete with Stucco
   Stucco: with texture and color to match building walls
   PVC with painted finish

3. Permitted Configurations:
   Wood:
   Picket Fences: min. 30% opaque, w/ corner posts
   Other: to match building walls


Picket Fence


Masonry Wall, finished with Stucco

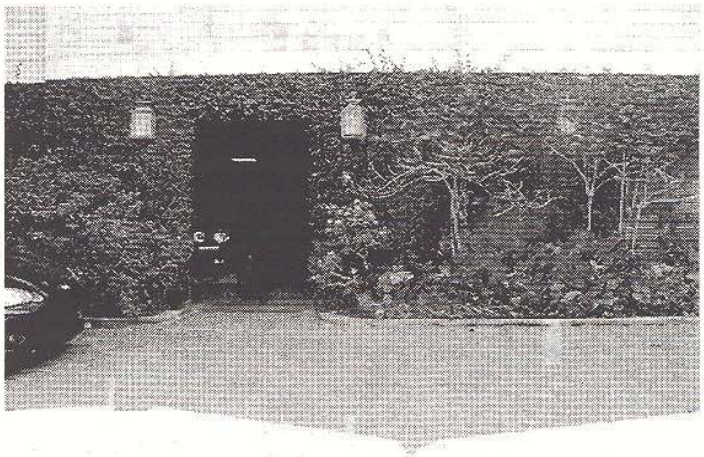

Picket Fence with curved profile

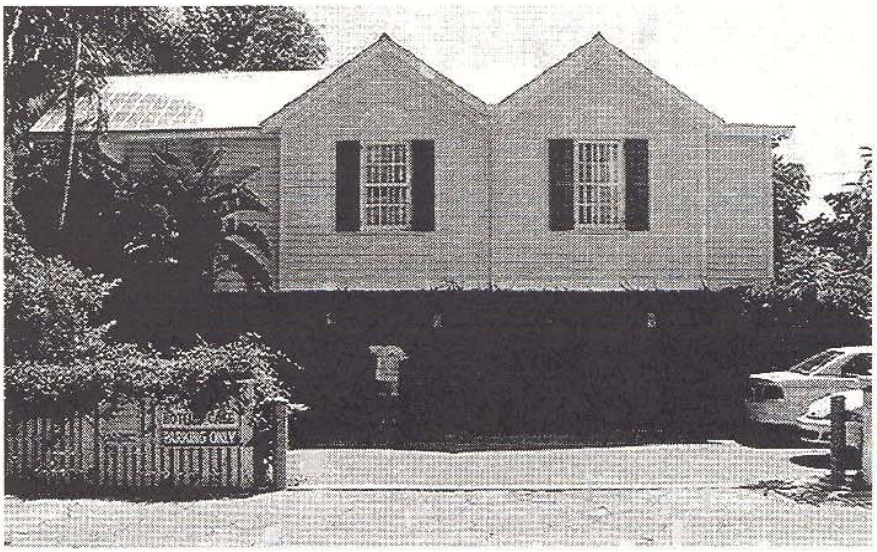

Coral Rock or Limestone Wall

Building Details

H. Parking

All parking shall be located to the sides and rear of any building, excluding parking located in the front of a structure, as parallel parking only. Parking may be located under a structure, as long as the entire parking structure is shielded from view by walls and trellis with climbing vines, or other creative manner acceptable to the Planning and Zoning Division. The design of the walls shall include any and all ornamentation utilized on the rest of the structure. The parking structure shall be integrated into the entire building and not clearly identified as a parking area. The only openings allowed shall be for the entering and exiting of vehicles and ventilation. The main entrance of the building shall be located visually on the 1st floor with steps and/or elevator leading to the second floor.

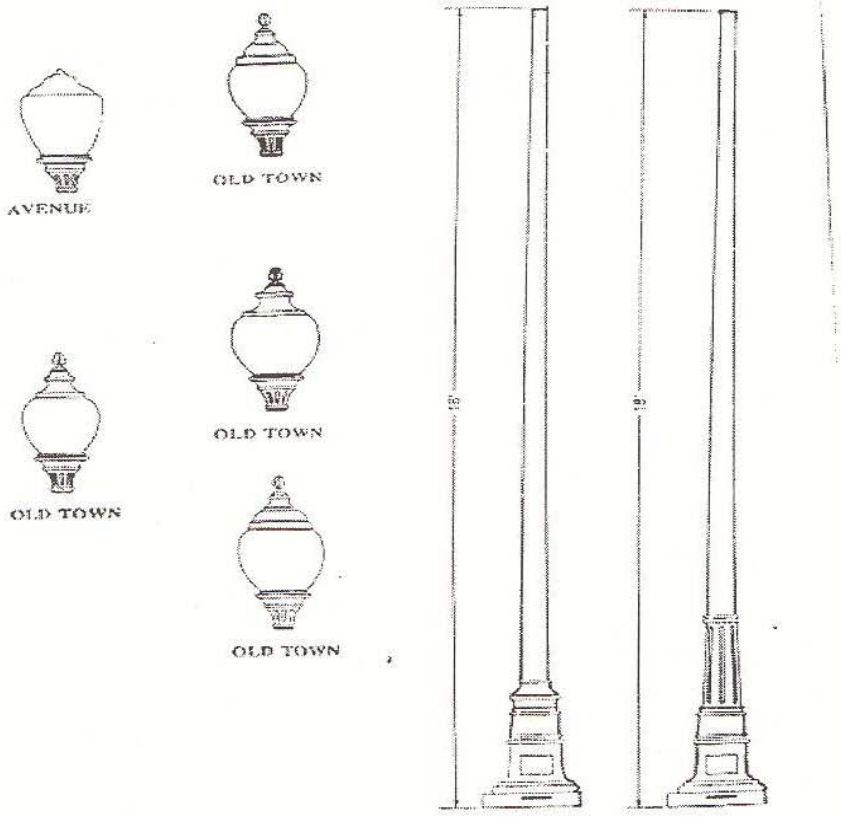




Building Details

I. Lighting

In order to ensure that all developments within the Griffin Corridor work together to create a true corridor environment, all light fixtures shall be of similar height and style. The height of all light poles to the top of the luminaire shall not exceed 25' in all parking areas. In areas designed for pedestrian travel, such as sidewalks and surrounding a building, the overall height of all light poles to the top of the luminaire shall not exceed 12-18 feet. The overall height of the pedestrian lights shall be determined by the scale of the associated building. The base of all poles shall be painted green. The luminaires selected shall be similar style to the Sternberg Vintage Lighting, Avenue or Old Town. The poles selected shall also be similar in style to the Sternberg Vintage Lighting Base, Lincoln or Vernon (pictured). Light fixtures along Davie Road and along Griffin Road within the CRA district shall utilize the same fixtures as along Davie Road north of Griffin Road.



Building Details

J. Signs

1. General Requirements:

All signs shall be subject to review by the Town of Davie Planning Staff. The Planning Staff shall use graphics in this section as non-binding guidelines, but shall make a determination of appropriateness on a case by case basis.

Signs shall be flat against the facade, mounted projecting from the facade, or perpendicular to the building facade.

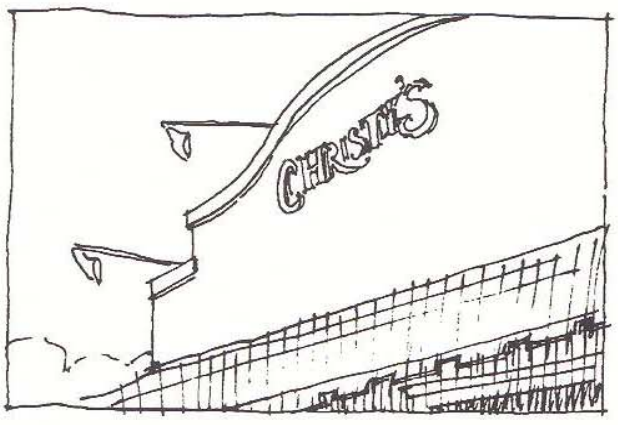
Signs shall be externally or back lit. Cabinet signs are not permitted.

Letter style and color shall conform to the approved list identified in the Griffin Corridor Ordinance.

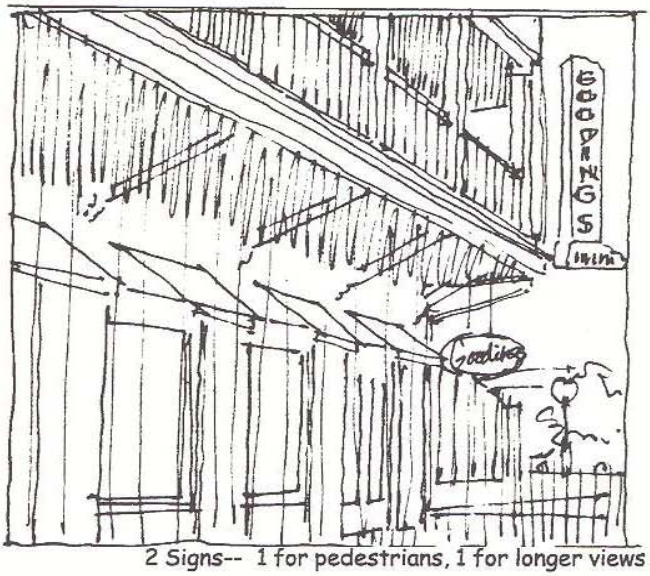
Uniform fonts and colors are required within a master planned or large scale development.

2. Finish Materials

Wood: painted or natural
Metal: copper, brass, galvanized steel
Painted Canvas
Painted or engraved directly on facade



Sign mounted directly on facade, front-lit



2 Signs-- 1 for pedestrians, 1 for longer views

3. Configurations

Maximum gross area of signs on a given facade shall not exceed 10% of the applicant's facade area.

Maximum area of any single sign mounted perpendicular to a given facade shall not exceed 10 square feet.

Signs shall maintain a minimum clear height above sidewalks of 8 feet.

Perpendicular signs shall not extend beyond a point 18 inches inside the interior curb line of the frontage road.

4. Fonts

The fonts used shall be of a style similar to those used at the turn of the 20th century. Fonts shall be similar to:

Cosmic Sans,
Courier,
Mona Lisa, and
Lydian.

Building Details

K. Building Paint Colors

The exteriors of all buildings located along the Griffin Road Corridor shall have colors that are traditional to Florida Vernacular Architecture.

All buildings trim shall be the painted colors which are complimentary to the color of the principal facade. Signs and awnings are also to be complimentary to the principal facade color and trim.

Colors may not be gaudy or garish. Bright colors shall be used for accent only.

Colors shall be approved in conjunction with Site Plan approval or through an administrative review, indicating the proposed paint color, by paint sample, manufacturer number and common name.

A sample of approved paint colors are available through the Planning and Zoning Division.

Approved Colors

- White - All shades
- Grey - All shades
- Beige or tan - All shades
- Terracotta - Accents
- Brown - All shades
- Blue - Light shades with medium to dark shades used for accents
- Green, Light shades with medium to dark shades for accents
- Yellow, Light shades with medium to dark shades used for accents
- Mauve - Accent only
- Peach - All shades
- Pink - All shade

L. List of References

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Duany, Andres, and Elizabeth Plater-Zyberk. 1991. *Towns and Town-Making Principals.* New York: Rizzoli.

Holt Kay, Jane. 1986. *Preserving New England*. New York: Pantheon.

Key West Historical Architectural review Commission. 1996. *Design Guidelines in Key West's Historic District.* Key West.

Linsley, Leslie. 1992. *Key West House.* New York: Rizzoli.